

Table 18.10.040 – Bulk and Dimensional Standards

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
	LDR 4 DU/Acre Gross Density	CR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD	EP-1 Net Density	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes) (2)	Average lot size: 6,500 sf; 5,000 sf minimum (2)	6-10 DU/acre	4,000 sf	4,000 sf	4,000 sf			Average lot size: 6,500 sf; 5,000 sf minimum (2) 4 DU/acre gross			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				4 DU/acre gross; 5,000 sf			
c. Cottages (lot area per dwelling unit)	6 – 10 DU/acre	6 – 10 DU/acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre	6 – 10 DU/gross acre		6 – 10 DU/gross acre	6 DU/gross acre			
d. Duplexes (lot area per dwelling unit) (4)		3,000 sf	3,000 sf	3,000 sf	3,000 sf		2,000 sf				
e. Triplexes (lot area per dwelling unit) (4)		2,500 sf	2,500 sf	2,000 sf	2,000 sf		2,000 sf				
f. Fourplexes (lot area per dwelling unit) (4)		2,000 sf	2,000 sf	2,000 sf	2,000 sf		2,000 sf				
g. Other Multifamily Structures (lot area per dwelling unit required) (4)			2,000 sf	2,000 sf	2,000 sf		2,000 sf				
h. Elderly Homes and Related (5)			10,000 sf	10,000 sf	10,000 sf		10,000 sf	10,000 sf			
i. Upper Floor Dwelling Units (in mixed use buildings; lot area per dwelling unit)				1,000 sf	1,000 sf	1,000 sf	1,000 sf	See NBMC 18.10.025 (B)(3)	1,000 sf	1,000 sf	
1. Minimum Lot Size (1): (continued)	LDR 4 DU/Acre Gross Density	CR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD	EP-1 Net Density	EP-2	POSPF
j. Commercial Uses (see Table 18.10.030 – 2.00)								See NBMC 18.10.025 (B)(3)			
k. Industrial Uses (see Table 18.10.030 – 3.00)											

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
l. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00)								See NBMC 18.10.025 (B)(3)			
m. Utilities (see Table 18.10.030 – 5.00)											
n. Resource Uses (see Table 18.10.030 – 6.00)											
2. Maximum Lot Size:	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes) – (Short plats are exempt)	10,000 sf	6 DU/acre gross	9,000 sf	9,000 sf	9,000 sf			10,000 sf			
b. Cottages (lot area per dwelling unit)	10,000 sf	6 DU/acre gross						6 DU/acre gross			
c. Duplexes (lot area per dwelling unit)			5,000 sf	5,000 sf	5,000 sf						
d. Triplexes (lot area per dwelling unit)			4,500 sf	4,500 sf	4,500 sf						
e. Fourplexes (lot area per dwelling unit)			4,000 sf	4,000 sf	4,000 sf						
f. Multifamily Structures (lot area per dwelling unit)			4,000 sf	4,000 sf	4,000 sf						
g. Other (manufactured/mobile home parks, elderly homes, commercial, industrial, public/quasi-public, utility, and resource uses (b, h, j, k, l, m, n from No. 1))											
3. Minimum Lot Width:	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	40'	30'	40'	40'	40'			40'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages	30'	30'	30'	30'	30'		30'	30'			
d. Duplex (per dwelling unit)		30'	30'	30'	30'		30'				
e. Triplex, Fourplex and Other Multifamily Structures		50'	50'	50'	50'		50'				
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Minimum Front Yard Setback: (6)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
a. Single-Family Dwellings (includes manufactured homes) (3) (7)	10'	10'	10'	10'	10'			10'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC				Ch. 16.12 NBMC			
c. Cottages (7) 1) Setback may be reduced to 5 feet when fronting a common open space	10'	8'	10'	10'	10'		10'	10'			
d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space		10'	10'	10'	10'		10'				
e. Triplex, Fourplex and Other Multifamily Structures (7) 1) Setback may be reduced to 5 feet when fronting a common open space		10'	10'	10'	10'						
f. Elderly Homes and Related (5)			10'	10'				10'			
g. Residential Front Entry Garage g.1) Minimum setback g.2) Minimum setback from main front building facade (3)	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'	g.1) 20' g.2) 5'			g.1) 20' g.2) 5'			
4. Minimum Front Yard Setback: (6) (continued)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
h. Accessory Dwelling Units, Structures Uses	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041	See NBMC 18.10.041		See NBMC 18.10.041	See NBMC 18.10.041			
i. Commercial Uses							20'				
j. Industrial Uses									20'	20'	
k. Public and Quasi-Public Uses	20'	20'	20'	20'		20'	20'		20'	20'	20'
l. Utilities (8)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
m. Resource Uses									20'	20'	20'
5. Maximum Front Yard Setback: (6, 7)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured homes)	30'	30'	30'	25'	25'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	30'	30'	30'	30'	30'		30'	30'			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
d. Duplexes		25'	25'	25'	25'		25'				
e. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)		25'	25'	25'	25'		25'				
f. Commercial Uses				15'				15'			
g. Industrial Uses											
h. Other (public/quasi-public, utility, and resource areas (l, m, n from No. 1))											
6. Minimum Side Yard Setback: (9, 10)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total		5' one side; 10' total	5' one side; 10' total			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages (11)	5'	5' one side; 10' total	5'	5'	5'		5'	5'			
6. Minimum Side Yard Setback: (continued)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
d. Duplexes (at exterior side walls) (11)		5' one side; 15' total	5' one side; 15' total	5' one side; 15' total	5' one side; 15' total		5' one side; 15' total				
e. Triplex, Fourplex, and Other Multifamily Structures (11)		10'	10'	10'	10'		10'				
f. Commercial Uses											
g. Industrial Uses									25'	25'	
h. Public and Quasi-Public Uses	10'	10'		10'							10'
i. Utility Uses	20'	20'	20'	15'	20'	15'	15'	15'	25'	25'	20'
j. Resource Uses									25'	25'	25'
7. Minimum Rear Yard Setback: (12)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	25'	10'	25'	25'	10'			25'			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
c. Cottages	10'	10'	10'	10'	10'		10'	10'			
d. Duplexes		25'	25'	25'	10'		25'				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		30'	30'	30'	10'		30'				
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	20'	20'	20'	20'				20'			20'
8. Maximum Building Height: (13)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	35'	29'	35'	35'	35'			29'			
b. Single-Family Dwellings (includes manufactured/mobile homes) within the floodplain and on lots of widths 50 feet wide or less, measured at the front property line	29'	29'	NA	29'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
8. Maximum Building Height: (14) (continued)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
c. Mobile/Manufactured Home Parks	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'			
d. Cottages	35'	29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'	29'			
e. Duplexes		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				
f. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		29'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'		30'				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
g. Commercial Uses				35'	35' – 45' (13.c)	35'	35' (13.c)	30'	35'	35'	
h. Industrial Uses				35'	35'				35'	35'	
i. Public and Quasi-Public Uses	35'	35'	35'	35'	35'	35'	35'	30'	35'	35'	35'
j. Utility Uses	30'	30'	30'	30'	30'	35'	30'	30'	35'	35'	30'
k. Resource Uses									35'	35'	35'
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (14)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	LDR-4 40%/45% sfd/sfd w/ADU	60%	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU			LDR-4 40%/45% sfd/sfd w/ADU for lots 6,500 sf or less. Lots 6,500 sf or greater 35%/45% sfd/sfd w/ADU			
b. Mobile/Manufactured Home Parks				Ch. 16.12 NBMC							
c. Cottages	45%	60%	45%	45%	45%		45%	45%			
d. Duplexes		45%	45%	45%	45%		45%				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		50%	60%	60%	60%		60%				
f. Commercial, industrial, public/quasi-public, utility, warehousing, distribution and resource uses (j, k, l, m, n from No. 1))								80%			
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain see NBMC 14.12.020 for additional regulations.	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks)	65%	65%	65%	65%	65%		65%	65%			

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
		75%	75%	75%	75%		75%				
b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		75%	75%	75%	75%		75%				
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) (continued)	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
c. Commercial Uses								55% with 10% bonus possible, see Ch. 18.34 NBMC			
d. Industrial Uses								55% with 10% bonus possible, see Ch. 18.34 NBMC			
e. Other Uses (public and quasi-public, utilities, and resource uses (l, m, n from No. 1))	75%	75%						55% with 10% bonus possible, see Ch. 18.34 NBMC			
11. Multifamily Maximum Building Size:	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
a. Multifamily Structures (excluding elderly homes, related assisted living, and mixed-use building containing a retail/office component)			Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.		Not more than 10 units per MF bldg.		Not more than 10 units per MF bldg.		
12. Maximum Ground Floor Commercial Tenant Space In all nonresidential zones development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF
13. Floor Area Ratio (16): In all zones development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

ACRONYMS/SYMBOLS

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FAR	floor area ratio
gfa	gross floor area
p.d.u.	per dwelling unit
sf	square feet
'	feet
zero	(0')
blank cell	Use(s) are not allowed in zoning district or there is no standard

GENERAL NOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

- A. Relation to Table 18.10.030. Uses listed in the table of bulk and dimensional standards parallel, in sequential order, the uses listed in Table 18.10.030, except that uses in the table of bulk and dimensional standards are often aggregated. Design guidelines (Chapter 18.34 NBMC) and performance standards (NBMC 18.10.050) must also be consulted.
- B. Application. Bulk and dimensional standards from Table 18.10.040 shall apply to principal and accessory structures. Additional standards for accessory uses and structures on residential sites are addressed in NBMC 18.10.041.

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

- (1) Minimum lot size is a measure of the total horizontal area within the boundary lines of a lot (gross lot area) including the area of an easement, any critical areas and their buffers.
- (2) The average lot size shall be 6,500 square feet, with a minimum lot size of 5,000 square feet. Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements, shall be met.
- (3) For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.
- (4) There is no minimum lot size for multifamily residential structures. The lot area per dwelling unit provision controls minimum and maximum lot sizes.
- (5) Elderly Homes and Related Uses. Minimum lot area per dwelling unit required for complexes without individually self-sufficient living quarters is 700 square feet per unit. Minimum lot area per dwelling unit required for homes with individually self-sufficient living quarters is 1,000 square feet per unit.
- (6) Front yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into front yard areas not more than 30 inches. Porches may project into front yard areas not more than five feet, except in cottage residential where porches may project not more than three feet. For corner lots fronting arterial or collector streets, front yard building facades shall be set back from the street per line-of-sight requirements for fences as set forth in Table 18.18.175 within the clear view triangle area for traffic safety.
- (7) For single-family detached dwellings, cottages, duplexes, triplexes and fourplexes, garages or carports shall be set back a minimum of 20 feet from the property line to the face of the garage. Rear yard and alley access garages and/or carports are preferred. Garages or carports that gain access from an alley may be set back five feet from the alley property line to the face of the garage. See design guidelines, Chapter 18.34 NBMC. For other multifamily dwellings, parking areas, including but not limited to garages or carports, shall be located in rear yard areas; provided, that understory parking may be provided below units.

FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

- (8) The 20-foot standard is for major utilities; there is no front yard setback requirement for minor utilities.
- (9) Side yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into side yards not more than 24 inches. Porches may project into side yard areas not more than two feet. For corner lots, side yard building facades shall be set back 10 feet from the street, or per line-of-sight requirements in Table 18.18.175, to provide the clear view triangle area for traffic safety as necessary.
- (10) Side yard setbacks for single-family dwellings and cottages may be reduced to zero feet on one side lot line if the side yard on the opposite side is a minimum of 15 feet single-family or 10 feet for cottage.
- (11) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings.
- (12) Rear yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into rear yards not more than 30 inches. Porches and decks may project into rear yard areas not more than 15 feet.
- (13) Building Height.
 - a. Building height within 25 feet of a district having a lower height limit shall not exceed the median difference of the allowable height limits of the two districts.
 - b. Chimneys may extend approximately six feet above the maximum height measurement; bell/clock towers or similar architectural design features may extend not more than 10 feet above the 35-foot maximum height requirement in the DC and IC zones; and in no case shall exceed 45 feet; church steeples are permitted up to 45 feet in applicable zoning districts. Rooftop mechanical equipment may extend six feet over the height limit on commercial and industrial buildings if it is set back at least 15 feet from the edge of a roof and covers not more than 10 percent of a roof area.
 - c. DC Zone. Maximum building height from Sydney Avenue North to Downing Avenue North, south of West Second Street (excluding the historic district) shall be 45 feet. Maximum building height, all other areas, shall be 35 feet.
- (14) Maximum building coverage applies to principal and accessory structures on a site, including garages. It does not apply to driveways, parking lots/parking areas, decks/patios, or other nonstructural elements. For cottage residential or other multifamily development the maximum building coverage and maximum impervious surface coverage applies to the project as a whole when areas held in common are proposed.
- (15) Mixed Building Provision. In the case of mixed-use buildings (e.g., first floor commercial/second floor residential), standards of the first floor use shall apply except that the minimum lot size shall meet the requirements for upper floor dwellings.
- (16) Floor area ratio is equal to the gross building floor area, divided by net on-site land area (square feet). For example a FAR of 0.25 means a 2,500-square-foot building could be constructed on a lot with 10,000 square feet of net buildable area.
- (17) Transfer of development rights (TDR) is defined and regulated by Chapter 18.36 NBMC.